

Townhouse **RESIDENTIAL**

1301 RIVERS RUN

ROCHESTER, NY 14623

\$341,421 TopHap Estimate · \$175 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,950 ft²
LIVING AREA

2,126 ft²
LOT SIZE

2009
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$341K

\$327K low

\$356K high

Last Sale

\$270,000 · Jul 17, 2023

Est. Owner Equity

\$341,421

TAX & ASSESSMENT

Property Tax	\$6,368 (2024)
Assessed Value	\$241,300
Previous Assessed	\$241,300
Assessor Market Value	\$262,300

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

Porch · 60 ft²

CLIMATE RISK

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2023	Resale	Deed	\$270,000	\$138	
Jul 26, 2022	Financing	Intrafamily Transfer			
Aug 28, 2009	Resale	Warranty Deed	\$249,900	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fyle Elementary School	Elementary	KG–3	2.2 mi
Burger Junior High School	Middle	7–9	2.2 mi
Rush-Henrietta Senior High School	High	10–12	4.6 mi

District: Rush-Henrietta Central School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 14623

86 CRIME INDEX	85 AIR POLLUTION	26,860 POPULATION	\$59K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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